

M O R A N D U M

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243186
Address:	Graiswold, Sandhurst Road, Finchampstead, Wokingham, RG40 3JQ.		
Proposal:	Householder application for the proposed erection of a part single part two storey rear extension to include a dormer and roof lights following demolition of the existing conservatory.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The site is in Countryside, on a Green Route, subject to Tree Preservation Order (TPO) 453/1989, A1, on all scots pine, oak and birch alive in May 1989. The house is set back within the plot, screened from the Green Route by shrubs and protected trees.

I refer to submissions and information Arboricultural Report APA/AP/2024/143 17.12.24; 042286; PRA 8.1.25; D&A 16.12.24 and planning pack December 24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

Two TPO trees are to be removed. There is no proposal to replace them, but as there is sufficient scope within the site and to allow the application to comply with policies such as CP3, CC03 and TB21, I have suggested a landscaping condition.

The addition uses much of an existing footprint and is subservient in height and dimensions. Therefore, I suggest it is not an inappropriate increase in scale. It will not attract public views from the Green Route any more than the existing built form.

Conditions & Reasons (if required)

CL4: landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify spacing and numbers of 2 x semi-standard oak (*Quercus robur*) trees to be planted.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). If the trees which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Date:	29.1.25	Signed:	C Ramsey
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